

## ***Appendix H: Summary of Smart Growth Challenge Grants***

The following is a description of the 11 Smart Growth Challenge Grants to 11 Maine communities who developed innovative projects that support smart growth principles and that can be used as models by other municipalities.

Arundel – The community, a fast growing town without a traditional center and devoid of public sewer and water, is trying to define a location for and characteristics of its own center.

Boothbay Harbor Region – Edgecomb, Boothbay, and Boothbay Harbor worked a joint project designed to deal with traffic and roadway issues along Route 27, from its intersection with Route 1. In Edgecomb, they discussed alternatives for the Route 1/Route 27 intersection, access management techniques, intersection realignments, modifications of a number of high volume driveways, signage, and landscaping. Similar issues were discussed in Boothbay with the main issue there being traffic flow in the village and conflicts at a major intersection. A roundabout was recommended to address concerns. In Boothbay Harbor, gateway concerns dominated discussion, along with pedestrian access to both sides of the street, traffic calming techniques, additional landscaping, and reducing the number of driveways along this section of Route 27. Overall, this was one of the most successful corridor plans to have been created in Maine and will serve as a template for local and state improvements along the corridor, with possible modification to some of the recommendations, after additional public input.

Gardiner – Gardiner is one of Maine's service centers that has made a significant effort over the past two years to improve its downtown. The City not only received a Smart Growth Challenge Grant from SPO, but used it to leverage \$400,000 of Community Development Block Grant (CDBG) funds as well as a Main Street Maine designation, which amounts to about \$30,000 worth of technical and financial assistance. Gardiner used SPO funds to explore making access to the second floor of buildings in the downtown more feasible. This project is now being implemented with CDBG funds and additional downtown revitalization activities are being initiated through the Maine Downtown Center.

Lewiston – The Lewiston Gas Works Redevelopment Project will create a redevelopment plan for a 27-acre site located on the City's canal. The plan will include landscaping, parking space, an historic interpretive site for the Gas Light Company and links to multi-modal transportation and recreational systems. It is intended to create a southern Gateway to Lewiston's Downtown. Utilizing Smart Growth Challenge Grant funds from SPO, the City is in the process of selecting a contractor to prepare the redevelopment plan. Additional information concerning this project can be found on the city's web site: <http://ci.lewiston.me.us/development/gasworks/index.htm>

Monmouth's Smart Growth Challenge Grant focuses on creative approaches to managing phosphorous runoff, while permitting a village-like density within the town center. In 1999, the Monmouth Water Association placed a moratorium on new connections to its distribution system. This affected Monmouth's only commercial growth area serviced by both public water and sewer. Monmouth is working to develop a Phosphorous Allocation Program to address these concerns. In addition, it is pursuing a strategy for farmland preservation to keep its

working rural lands productive, while concentrating development in its growth areas.

Piscataquis County – Piscataquis County is focusing its Smart Growth Challenge Grant to identify and implement innovative means to fund, encourage, and target future commercial and industrial development in locally-designated growth areas. The Piscataquis County Economic Development Council (PCEDC) is working to target areas in need of investment and engineer risk-revenue-sharing agreements among Piscataquis County communities.

St. Agatha – The Town of St. Agatha is using its Smart Growth Challenge Grant to evaluate the possibility of extending its public wastewater collection system. Further extension of the public system will aid in the protection of the sensitive Long Lake watershed. Additionally, the soils in the study area are poor and unsuitable to sustain onsite disposal systems without risk of pollution. Groundwater quality will be improved by the extension of the system and the Town's comprehensive plan designates the study area as a growth area for the town.

Trenton – Trenton, which serves as the Gateway to Acadia National Park on Route 3, is undertaking the creation of both a village master plan and corridor development plan befitting a Scenic Byway. The possibilities of a multi-modal facility and/or Visitors' Center for Acadia National Park as anchors for the village are being explored. Critical partners in this effort include MDOT, Acadia National Park, and the Hancock County Planning Commission.

Unity – Working closely with the Town, the Unity Barn Raisers are implementing this Smart Growth Challenge Grant. The Town intends to develop and implement strategies that will direct 100% of all retail growth to Unity's downtown and 90% of all non-agricultural commercial growth and 70% of all residential growth into Unity's locally-designated growth area. Strategies under consideration include: incentives for developers, farm vitality enhancements, transferable development credits, and understanding raceway impacts and mitigation. The Town will investigate and implement promising strategies, evaluate their impact on growth, document project results, including what worked and what didn't, and adjust its strategies as appropriate.

Wells – This fast growing community is refining the boundaries of the area it has identified for a Town Center and is developing standards to guide its development.

Westbrook – The City of Westbrook received a Smart Growth Challenge grant to create a new Great American Neighborhood in a rapidly growing region of the Route 302 corridor, between Portland and Windham. The project is in its early stages, but the City has hired a consultant, is exploring the feasibility of extending public sewer to the area, and is setting up public meetings. The grant anticipates the completion of the design phase with significant public outreach.